

TRANSFER  
TAX  
PAID

## WARRANTY DEED

033526

JAMES F. VIGUE and IVY L. GILBERT of Longwood, Florida, for consideration paid, grant to JOHN F. MILBRAND and CHRISTINE E. MILBRAND of North Wales, Pennsylvania, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A CERTAIN LOT OR PARCEL OF LAND SITUATED IN WATERVILLE, COUNTY OF KENNEBEC, STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN SET ON THE WESTERLY LINE OF STONE RIDGE DRIVE AT THE COMMON CORNER OF LOTS 2 AND 3 AS SHOWN ON A PLAN ENTITLED "FINAL SUBDIVISION PLAN OF STONE RIDGE WATERVILLE, MAINE", BY K & K LAND SURVEYORS, INC., DATED JULY 1986; THENCE N 24 DEGREES 50' 57" E ALONG THE SAID WESTERLY LINE OF STONE RIDGE DRIVE A DISTANCE OF 136.99 FEET TO AN IRON PIN SET ON SAID WESTERLY LINE; THENCE IN A GENERAL, NORTHWESTERLY DIRECTION ALONG AN ARC CONVEX TO WEST A CURVED DISTANCE OF 39.27 FEET TO AN IRON PIN SET ON THE SOUTHWESTERLY SIDE OF THE CUL-DE-SAC OF SAID ROADWAY, SAID ARC HAS A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00' 00"; THENCE IN A GENERAL NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY SIDE OF SAID CUL-DE-SAC FOLLOWING AN ARC CONVEX TO NORTHEAST A CURVED DISTANCE OF 113.43 FEET TO AN IRON PIN SET ON THE WESTERLY SIDE OF SAID CUL-DE-SAC AT THE COMMON CORNER OF LOTS 3 AND 4 OF SAID PLAN, SAID ARC HAS A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF 86 DEGREES 39' 12"; THENCE N 32 DEGREES 35' 43" W ALONG THE COMMON SIDE LINE OF LOTS 3 AND 4 A DISTANCE OF 130.49 FEET TO AN IRON PIN SET AT THE COMMON REAR CORNER OF SAID LOTS 3 AND 4; THENCE S 31 DEGREES 50' 58" W ALONG THE EASTERLY LINE OF LAND NOW OR FORMERLY OF DONALD TOULOUSE A DISTANCE OF 275 FEET TO AN IRON PIN SET ON SAID EASTERLY LINE AT THE COMMON REAR CORNER OF LOTS 2 AND 3 OF SAID PLAN; THENCE S 58 DEGREES 09' 02" E ALONG THE COMMON SIDE LINE OF LOTS 2 AND 3 A DISTANCE OF 245.20 FEET TO THE IRON PIN AT THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.12 ACRES AND IS DESIGNATED AS LOT NO. 3 ON "FINAL SUBDIVISION PLAN OF STONE RIDGE, WATERVILLE, MAINE; BY K & K LAND SURVEYORS, INC., DATED JULY 1986 AND RECORDED IN KENNEBEC REGISTRY OF DEEDS FILE #E-87010.

SUBJECT TO THE RESTRICTIONS NUMBERED 1 THROUGH 1, INCLUSIVE, WHICH SHALL RUN WITH THE LAND AS SITED IN DEED FROM FIRSTMARK CONSTRUCTION, INC. TO JAMES F. VIGUE DATED JUNE 1988 AND RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS.

ANOTHER CERTAIN LOT OR PARCEL OF LAND SITUATED IN WATERVILLE, COUNTY OF KENNEBEC, STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF LOT 8 ON "FINAL SUBDIVISION PLAN OF STONE RIDGE - WATERVILLE, MAINE; BY K & K LAND SURVEYORS, INC., DATED JULY 1986 AND RECORDED IN THE KENNEBEC REGISTRY OF DEEDS FILE #E-87010; THENCE N 59 DEGREES 59' 35" W 67.01 FEET TO AN IRON PIN; THENCE

72-38  
72-46

72-38  
72-46

CONTINUING N 63 DEGREES 26' 18" W 409.24 FEET, MORE OR LESS, TO AN IRON PIN ON STONE RIDGE DRIVE; THENCE S 24 DEGREES 50' 57" W ALONG STONE RIDGE DRIVE 70 FEET TO A POINT; THENCE S 63 DEGREES 26' 18" E THROUGH SAID LOT 8 410 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 8; THENCE N 69 DEGREES 27' 27" E TO THE POINT OF BEGINNING, SAID LAST DISTANCE BEING APPROXIMATELY 90 FEET. THE ABOVE DESCRIBED PARCEL IS A PORTION OF LOT 8 AND IS CONVEYED FOR PURPOSES OF THE LOCATION OF A SEWAGE DISPOSAL SYSTEM FOR THE BENEFIT OF LOT 3 IN SAID STONE RIDGE SUBDIVISION.

EXCEPTING AND RESERVING TO THE GRANTOR HIS HEIRS AND ASSIGNS AND EASEMENT FOR ANY ENCROACHMENT OF THE SEPTIC SYSTEM ON SAID LOT 8, WHICH SERVES LOT 2 TOGETHER WITH THE RIGHT TO MAINTAIN, REPAIR AND REPLACE SAID SEPTIC SYSTEM.

ALSO CONVEYING THE RIGHT TO THE GRANTEE, HIS HEIRS AND ASSIGNS TO ENTER THE REMAINING PORTION OF LOT 8 TO MAINTAIN, REPAIR AND REPLACE THE SEPTIC SYSTEM WHICH SERVES LOT 3.

BEING THE SAME PREMISES CONVEYED TO JAMES F. VIGUE AND IVY L. VIGUE BY DEED OF JAMES F. VIGUE, VIGUE LOVING TRUST DATED MARCH 10, 1999 AND RECORDED IN THE KENNEBEC REGISTRY OF DEEDS IN BOOK 5893, PAGE 120.

WITNESS our hands and seals on October 30, 2001.

Barbara A. Smathers  
WITNESS  
Robert C. Hall  
WITNESS

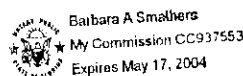
James F. Vigue  
JAMES F. VIGUE  
Ivy L. Gilbert  
IVY L. GILBERT

THE STATE OF FLORIDA  
Sevinola, ss.

October 30, 2001

Then personally appeared the above named JAMES F. VIGUE and IVY L. GILBERT and acknowledged the foregoing instrument to be their free act and deed.

Before me, Barbara A. Smathers  
Notary Public



RECEIVED KENNEBEC SS.

2001 NOV 16 AM 9:00

ATTEST: Thomas B. M...  
REGISTER OF DEEDS